Karen Johnson Davidson County
Batch# 1270416 DEEDWARR
05/08/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250508-0036039

WARRANTY DEED

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/07/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-21-2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 2660-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Johnathan D. Shaw and Katie J. Shaw	New Owner	095-02-0-020.00
241 Donelson Hills Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anna Porter, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnathan D. Shaw and Katie J. Shaw, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Donelson Hills Subdivision, of record in Plat Book 2331, Page (s) 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna Porter, An Unmarried Woman by Warranty Deed from James L. Jackson, III, an unmarried man of record in Instrument No. 20220902-0099498 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 02, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 241 Donelson Hills Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 6-5926-mc

Witness my hand on May 7, 2025.

Anna Porter
Anna Porter

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~DAVIDSON~~ Kerr

Personally appeared before me, a Notary Public of said County and State, Anna Porter, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 7, 2025.

Notary Public

My Commission Expires: 01/19/2028

Electronically signed and notarized online using the Proof platform.

File #: 2660-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

NOTARY PUBLIC STATE OF TEXAS

Heather Cook

ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2028

I, Kirsten Virden, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-7-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-7-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

